



HISTORIC LANDMARKS COMMISSION
HEARING AGENDA *SYNOPSIS*

WEDNESDAY, JUNE 2, 2004

Regular Session
6:00 P.M.

City Hall, Room 205
801 North First Street
San Jose, CA

COMMISSION MEMBERS

GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR

AVELINO LEGASPI
MICHAEL YOUMANS

SANDRA PAIM
JUSTINE LEONG

EDWARD JANKE

STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **June 2, 2004** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the table.

The procedure for public hearings is as follows:

- ? After the staff report, applicants may make a five-minute presentation.
- ? Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- ? After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- ? Anyone wishing to speak on a referral will be limited to one minute.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA
ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

ALL WERE PRESENT.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

DROP ITEM 5.C. VERBAL REPORT FROM THE PRESERVATION ACTION COUNCIL OF SAN JOSE REGARDING THE NATIONAL TRUST FOR HISTORIC PRESERVATION, PRESERVATION DEVELOPMENT INITIATIVE. DEFERRED FROM MARCH 3, 2004

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. APPROVAL OF THE MAY 5, 2004, HISTORIC LANDMARK COMMISSION SYNOPSIS.

The Consent Calendar is now closed.

APPROVED 7-0.

4. PUBLIC HEARINGS

- a. Appoint historic landmarks commission representative to the Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee.

MOTION TO NOMINATE COMMISSIONER PAIM AS HLC REPRESENTATIVE ON THE COYOTE VALLEY SPECIFIC PLAN AND HABITAT CONSERVATION PLAN TECHNICAL AND ADVISORY COMMITTEE. APPROVED (7-0)

5. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda.

✍ DALE WARNER, SECRETARY OF THE SAVE OPEN SPACES IN NORTH SAN JOSE COMMITTEE, REQUESTED FUNCTIONING NOLA CHERRY ORCHARD BE ADDED TO THE HISTORIC RESOURCES INVENTORY.

✍ JAMES ROWEN SUBMITTED MATERIAL TO CONSIDER AGENDIZING ADDITION OF NOLA CHERRY ORCHARD ON FUTURE AGENDA.

✍ JAMES ROWEN ASKED THE HLC TO CONSIDER SUPPORTING AN EFFORT TO RE-NAME THE AS HOUSE AT SJSU TO THE SCHELLER HOUSE (THE BUILDING'S ORIGINAL NAME).

- b. Verbal report from San Jose Redevelopment Agency on the proposed downtown concert hall. Deferred from April 7, 2004.

BILL EKERN, SJRA: SJRA AGREEMENT TO NEGOTIATE WITH ENTERTAINMENT GROUP (SHARKS) TO DESIGN 5,000 SEAT CONCERT VENUE. 2 SITES: 1. SYMPHONY HALL SITE ACROSS FROM NEW CITY HALL ON SANTA CLARA STREET; AND 2. IMMEDIATELY NORTH OF THE FALLON HOUSE. SJRA WILL RETURN TO CITY COUNCIL ON AUGUST 10TH WITH A REPORT AND TO REQUEST DIRECTION TO PROCEED.

VICE-CHAIR POLCYN ASKED WHETHER THIS PROJECT WOULD COMPETE WITH THE PROPOSED COUNTY PERFORMANCE CENTER 7,000 SEAT PROGRAM THE CENTER FOR THE PERFORMING ARTS?

EKERN REPLIED THAT THE SJRA IS CURRENTLY ANALYZING THOSE ISSUES, AND DOES NOT WANT TO COMPETE WITH CPA.

- c. Verbal report from the Preservation Action Council of San Jose regarding the National Trust for Historic Preservation, Preservation Development Initiative. Deferred from March 3, 2004.

DROPPED.

- d. Distribution of the HLC Comment Letter on the Draft Recirculated Supplemental Environmental Impact Report for the Civic Plaza Parking Structure.

COMMENT LETTER FROM HLC ON THE DEIR RECEIVED, INCORPORATED INTO FIRST AMENDMENT AND CIRCULATED THIS EVENING.

CHAIR SCIARA RECOMMENDED THE HLC SEND A REPRESENTATIVE TO THE PLANNING COMMISSION HEARING (6/23/04) TO REPRESENT THE HLC.

A. MARTHEWS, PAC SJ SUPPORTS HLC COMMENT LETTER.

MOTION TO ELECT CHAIR SCIARA TO REPRESENT HLC AT PC WITH VICE-CHAIR POLCYN AS ALTERNATE REPRESENTATIVE. APPROVED (7-0)

- e. Distribution of the HLC Comment Letter on the Draft Environmental Impact Statement/Environmental Impact Report & Draft 4(f) Evaluation for the Proposed BART Extension to Milpitas, San Jose and Santa Clara.

HLC COMMENT LETTER FORWARDED TO LEAD AGENCY AND CIRCULATED THIS EVENING.

DALE WARNER REQUESTED COPY OF HLC LETTER.

- f. Verbal update on Japantown survey project

CONSULTANT TO ATTEND JUNE 22ND JAPANTOWN COMMUNITY CONGRESS MEETING TO DISCUSS SURVEY.

- g. Verbal report on Del Monte Plant 51 located at Bush Street and The Alameda.

A PRELIMINARY REVIEW APPLICATION WAS FILED IN 2003. NO CURRENT APPLICATION IS ON FILE. THE PRELIMINARY REVIEW APPLICATION PROPOSED PRESERVATION OF PLANT 51.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. PROPOSED KB HOME SOUTH BAY, INC., RESIDENTIAL PLANNED DEVELOPMENT ZONING/GENERAL PLAN AMENDMENT located at the southeast corner of South 12th Street and Orvis Avenue. (Christian Bible College, File no. PDC03-094/GP03-03-017). Presentation of revised proposal by project applicant. No staff report.

AT MAY HLC, COMMISSION ASKED DEVELOPER TO COME BACK TO THE HLC WITH REVISED PLANS WITHOUT STAFF REPORT.

JOE SORDI OF KB HOMES PRESENTED THE CURRENT PROJECT PROPOSAL, WHICH PRESERVES 9 EXISTING HOMES WITH A TALLEY OF 33 OR HIGHER.

THE COMMERCIAL BUILDING WOULD BE DEMOLISHED.

PUBLIC COMMENT

A. MARTHEWS OF PAC SJ PRAISED KB HOMES FOR SAVING ALL OF THE HISTORIC HOMES, RECOGNIZING THAT KB WORKED WITH THE COMMUNITY.

KEN PODGORSEK ECHOED PAC SJ'S COMMENTS.

TOM SIMON, PAC SJ NOTED A SIMILAR SITUATION ON 17TH STREET WITH SAN JOSE MEDICAL GROUP, NOTING THE CHALLENGE OF DEVELOPERS ASSEMBLING MANY PARCELS AND CREATING NEW DEVELOPMENTS IN HISTORIC NEIGHBORHOODS.

COMMISSION DISCUSSION

COMMISSIONERS FOUND THE PRESENTATION CONFUSING. COMMISSIONER PAIM RECOMMENDED THAT THE APPLICANT COME BACK TO THE NEXT HLC MEETING WITH A BETTER PRESENTATION.

CHAIR SCIARA NOTED THIS IS A POSITIVE DIRECTION. THERE IS CONCERN FOR DESIGN OF INFILL CONSTRUCTION AND RECOMMENDED THE PROJECT COME TO DRC BEFORE GOING TO PLANNING COMMISSION.

VICE-CHAIR POLCYN ASKED WHETHER KB HOMES ADJUSTED LOT LINES ON 12TH STREET TO REFLECT EXISTING LOT PATTERNS AS NOTED BY THE HLC AT THE MAY MEETING.

COMMISSIONER JANKE NOTED THAT TREES WOULD ALSO BE LOST IN ORDER TO ACCOMMODATE RELOCATED AND NEW HOMES. UNIT 7

SHOULD BE MOVED TO MAINTAIN THE SETBACK PATTERN ON ORVIS STREET.

CHAIR SCIARA REITERATED PUBLIC COMMENTS THAT THE DEVELOPER COMPROMISED AND WORKED WITH COUNCIL AND COMMUNITY. WOULD LIKE TO SEND A LETTER SUPPORTING THE PROJECT.

COMMISSIONER YOUMANS NOTED THAT WHILE THE PROJECT MAY BE GOOD FOR THE NEIGHBORHOOD AS A WHOLE, MOVING HISTORIC STRUCTURES IS NOT SOMETHING HE CONDONES AS A PRESERVATION TOOL.

VICE CHAIR POLCYN RECOGNIZED THE PROGRESS MADE TO DATE AND SUGGESTED KB COME TO THE JUNE DRC TO ADDRESS THE LOT SIZES ON 12TH STREET, THE TREES AND DESIGN OF THE INFILL HOUSING. POLCYN SUGGESTED THE HLC LETTER TO THE PC INCLUDE COMMENTS FROM THE DRC.

MOTION THAT CHAIR DRAFT A LETTER OF SUPPORT THAT INCLUDES COMMENTS FROM THE DRC MEETING TO FORWARD TO PLANNING COMMISSION. APPROVED (7-0)

- b. DISCUSSION AND COMMENT REGARDING THE Final Draft Downtown Historic Resource Design Guidelines

VICE CHAIR POLCYN APPRECIATED THE MATRIX DIRECTING USERS TO VARIOUS GUIDELINES AND ASKED WHETHER CHANGES TO BE MADE IN THE FUTURE WOULD BE REVIEWED BY CITY COUNCIL. STAFF CLARIFIED THAT SUBSTANTIVE CHANGES IN CONTENT WOULD LIKELY REQUIRE REVIEW.

7. GOOD AND WELFARE

- a. **Report from the Redevelopment Agency**

? No Report

- b. **Report from the Secretary**

? Status of Circulation of Environmental Review Documents—None

? No HLC meeting July

? HLC Retreat, September 24th 12:30 to 5:00, MLK Jr. Library, 5th Floor, where Historic Resource information is located.

? *COMMISSIONER POLCYN REPORTED BRIEFLY ON THE STATUS OF THE EIR FOR THE HOUSE AT 507 ALMADEN. THE HLC RECOMMENDATION THAT ALTERNATIVE C&D BE USED WAS NOT HEEDDED. A 180-DAY CONDITION FOR WORKING TO RELOCATE THE*

HOUSE WILL BE INCLUDED IN THE CONDITIONAL USE PERMIT CONDITIONS.

THIS IS THE LAST MEETING FOR CHAIR SCIARA AND COMMISSIONER LEGASPI. WE WILL PRESENT THEM WITH A CAKE AT THE END OF THE MEETING.

c. Report from the Subcommittees

- ? Design Review
- ? Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee
- ? History San Jose Collections Committee Liaison

COMMISSIONER YOUNG REPORTED ON SAFETY AND SEISMIC CONCERNS OF STORING TECHNICAL EQUIPMENT AT HSJ. THE MCKAY COLLECTION IS UNDER WAY AND WILL BE LOCATED IN THE POSETTA RESIDENCE.

HISTORY SAN JOSE FUNDRAISER AT LAROCHELLE WINERY ON JUNE 24TH.

NEXT HSJ COLLECTIONS COMMITTEE MEETING: FRIDAY, JUNE 9TH

8. ADJOURNMENT

APPROVED 7-0.

2004 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
June 16, 2004	12:00 p.m.	Design Review Meeting	Room 400
July 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
August 4, 2004	6:00 p.m.	Regular Meeting	Room 205
August 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 1, 2004	6:00 p.m.	Regular Meeting	Room 205
September 15, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 24, 2004	12:30 p.m.	Half-day Retreat	MLK Jr. Library, 5 th Flr
October 6, 2004	6:00 p.m.	Regular Meeting	Room 205
October 20, 2004	12:00 p.m.	Design Review Meeting	Room 400
November 3, 2004	6:00 p.m.	Regular Meeting	Room 205
November 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
December 1, 2004	6:00 p.m.	Regular Meeting	Room 205

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/index.htm>